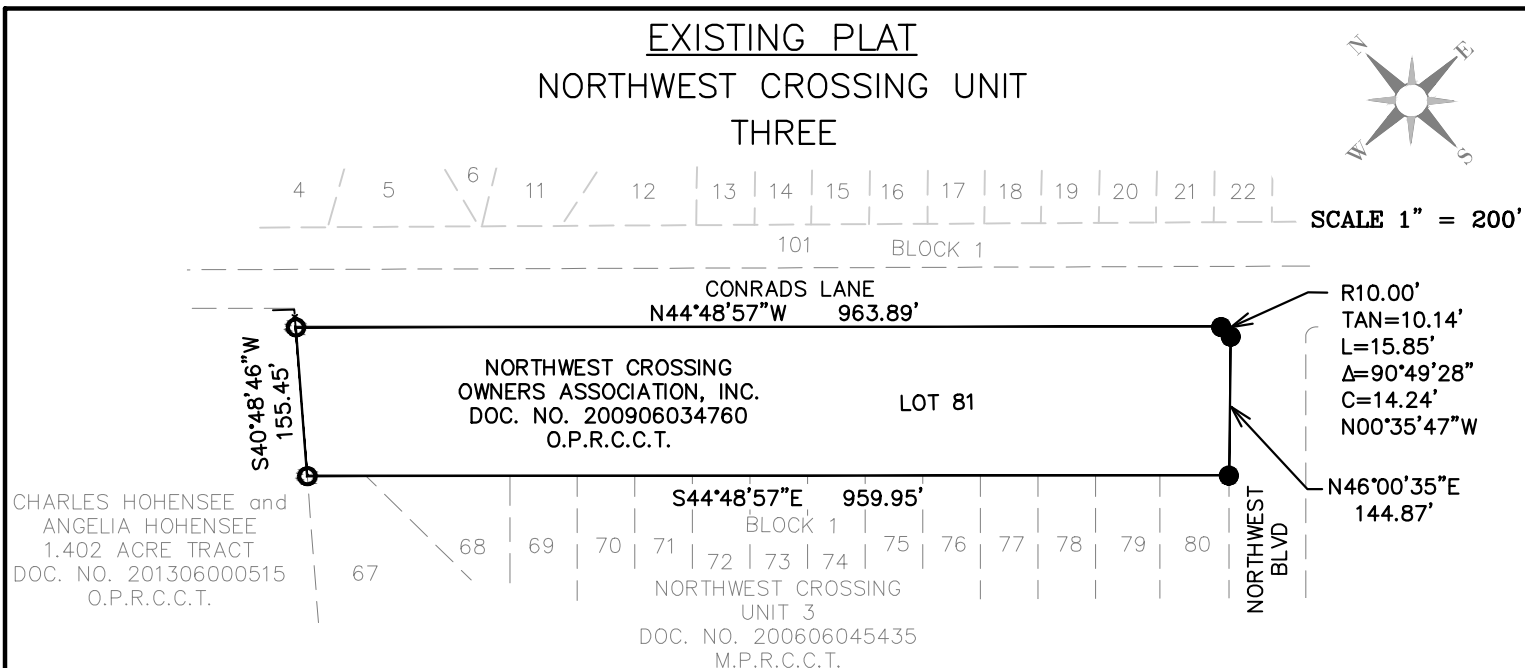


OWNER/DEVELOPER:
IAN TAYLOR, CEO
NEW BRAUNFELS UTILITIES
355 FM 306
NEW BRAUNFELS, TEXAS 78130

PURPOSE:
THE PURPOSE OF THIS REPLAT IS TO PLAT
LOT 81 INTO TWO LOTS, BEING LOT 81RA
AND LOT 81RB.

Legend:
● 1/2" IRON ROD FOUND
○ 1/2" IRON ROD WITH ORANGE PLASTIC
CAP STAMPED "URBAN CIVIL" SET
▲ 60D NAIL SET
M.P.R.C.T MAP AND PLAT RECORDS OF COMAL COUNTY TEXAS
AC. ACRES

FINAL PLAT OF
NORTHWEST CROSSING UNIT 3
BEING A REPLAT OF
LOT 81, BLOCK 1
ESTABLISHING
LOT 81RA AND 81RB OF
NORTHWEST CROSSING UNIT 3



NBU NOTES

1. MAINTENANCE OF DEDICATED UTILITY EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. ANY USE, OF AN EASEMENT, OR ANY PORTION OF IT, INCLUDING LANDSCAPING OR DRAINAGE FEATURES, IS SUBJECT TO AND SHALL NOT CONFLICT WITH THE TERMS AND CONDITIONS IN THE EASEMENT, MUST NOT ENDANGER OR INTERFERE WITH THE RIGHTS GRANTED BY THE EASEMENT TO NEW BRAUNFELS UTILITIES, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE SUBJECT TO APPLICABLE PERMIT REQUIREMENTS OF THE CITY OF NEW BRAUNFELS OR ANY OTHER GOVERNING BODY. THE PROPERTY OWNER MUST OBTAIN, IN ADVANCE, WRITTEN AGREEMENT WITH THE UTILITIES TO UTILIZE THE EASEMENT, OR ANY PART OF IT.
2. UTILITIES WILL POSSESS A 5-FOOT WIDE SERVICE EASEMENT TO THE BUILDING STRUCTURE ALONG THE SERVICE LINE TO THE SERVICE ENTRANCE. THIS EASEMENT WILL VARY DEPENDING UPON LOCATION OF BUILDING STRUCTURE AND SERVICE.
3. UTILITIES SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARD AND METER LOCATIONS SHALL NOT BE LOCATED WITHIN A FENCED AREA.
4. EACH LOT MUST HAVE ITS OWN WATER AND SEWER SERVICE AT THE OWNER/DEVELOPER'S EXPENSE.
5. DO NOT COMBINE ANY NEW UTILITY EASEMENTS (UE) WITH DRAINAGE EASEMENTS (DE) OR MAKE CHANGES IN GRADE WITHIN THE UTILITY EASEMENTS (UE) WITHOUT WRITTEN APPROVAL FROM NEW BRAUNFELS UTILITIES.
6. NBU IS NOT RESPONSIBLE FOR DAMAGES TO PROPERTY IMPROVEMENTS (I.E. LANDSCAPING, TREES, PAVEMENT, SIGNS, DRAINAGE STRUCTURES, PRIVATE UTILITIES, ETC.) THAT ARE PLACED IN ANY TYPE OF UTILITY EASEMENT. TO ENSURE NO CONFLICTS EXIST WITH UTILITY INFRASTRUCTURE IN THE EASEMENT, ALL SUCH IMPROVEMENTS PLACED IN ANY TYPE OF UTILITY EASEMENT MUST BE REVIEWED AND APPROVED THROUGH THE NBU EASEMENT ENCROACHMENT PROCESS. NBU DEVELOPMENT SERVICES FACILITATES THE EASEMENT ENCROACHMENT APPLICATION PROCESS.

STATE OF TEXAS
COUNTY OF COMAL

I (We) the undersigned owner(s) of the land shown on this plat, and designated herein as the Replat of Northwest Crossing Unit 3, Establishing Lot 81RA and 81RB to the City of New Braunfels, County of Comal, Texas and whose name is subscribed hereto, do hereby subdivide such property and dedicated to the use of the Public all streets, alleys, parks, drains, easements and public places thereon shown for the purposes and consideration therein expressed.

RON SAVAGE, PRESIDENT
NORTHWEST CROSSING OWNERS ASSOCIATION INC
378 HAMPSHIRE ST
NEW BRAUNFELS, TEXAS 78130

STATE OF TEXAS
COUNTY OF COMAL

This instrument was acknowledged before me this _____ day of _____, 2021,
by: _____.

Notary Public, State of Texas
My Commission Expires: _____

STATE OF TEXAS
COUNTY OF COMAL

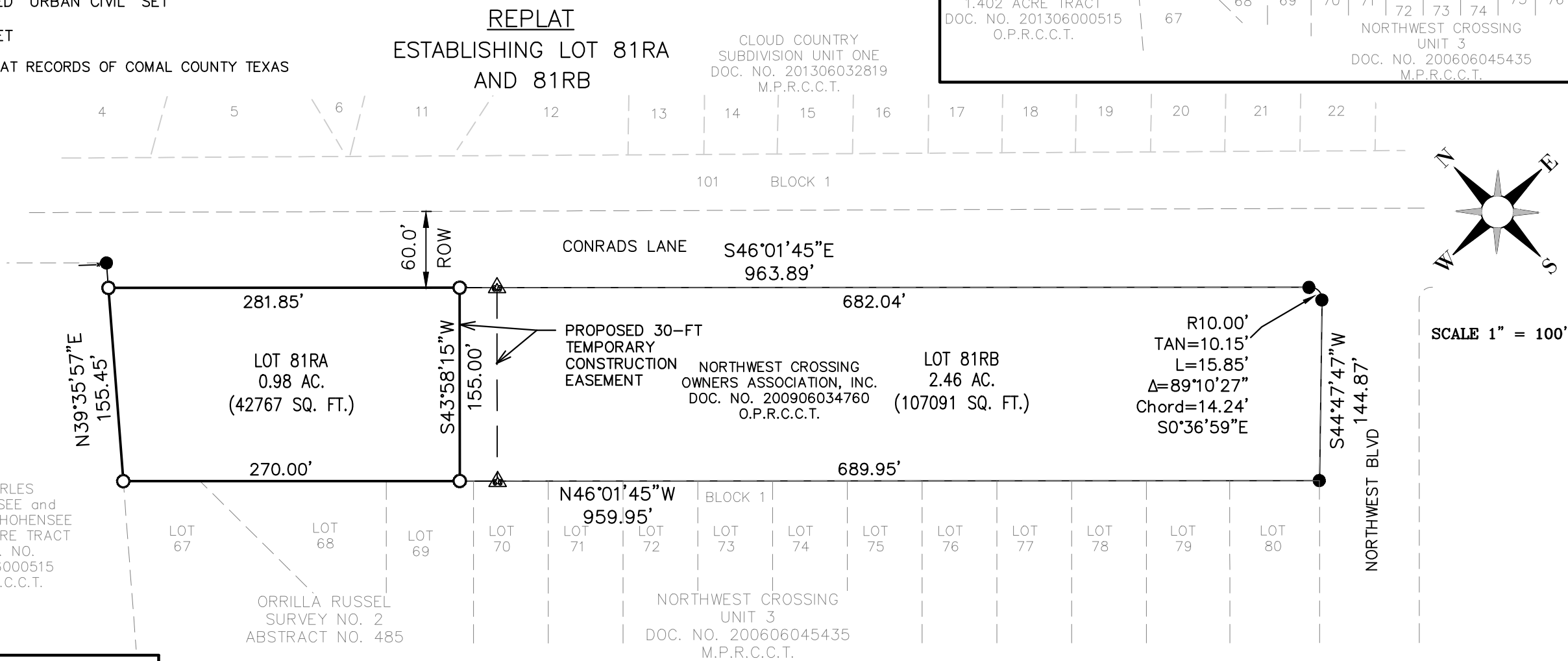
I (We) the undersigned owner(s) of the land shown on this plat, and designated herein as the Replat of Northwest Crossing Unit 3, Establishing Lot 81RA and 81RB to the City of New Braunfels, County of Comal, Texas and whose name is subscribed hereto, do hereby subdivide such property and dedicated to the use of the Public all streets, alleys, parks, drains, easements and public places thereon shown for the purposes and consideration therein expressed.

DONOVAN DOVE, VICE PRESIDENT
NORTHWEST CROSSING OWNERS ASSOCIATION INC
378 HAMPSHIRE ST
NEW BRAUNFELS, TEXAS 78130

STATE OF TEXAS
COUNTY OF COMAL

This instrument was acknowledged before me this _____ day of _____, 2021,
by: _____.

Notary Public, State of Texas
My Commission Expires: _____



GENERAL NOTES

1. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION. MONUMENTS AND LOT MARKERS WILL BE SET WITH 1/2 INCH IRON ROD WITH PLASTIC CAP "URBAN CIVIL" UNLESS NOTED OTHERWISE.
2. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM, NAD83 (NA2011), SOUTH-CENTRAL ZONE. BASED ON GPS OBSERVATIONS TO COOP CORRS BASE STATION SG11. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. ALL COORDINATES WERE ADJUSTED FROM STATE PLANE GRID TO PROJECT SURFACE USING A SURFACE ADJUSTMENT SCALE FACTOR OF 1.000138637918808.
3. REFERENCE PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA, AS DEFINED BY THE FLOOD INSURANCE RATE MAP FOR COMAL COUNTY, TEXAS COMMUNITY PANEL NUMBER 48091C0290F, EFFECTIVE DATE SEPTEMBER 2, 2009.
4. THIS PROPERTY LIES IN THE COMAL COUNTY INDEPENDENT SCHOOL DISTRICT.
5. NO STRUCTURES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING, FENCES, OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS SECTIONS OF THE DRAINAGE EASEMENTS OR DECREASE THE HYDRAULIC CAPACITY OF THE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER. THE CITY OF NEW BRAUNFELS [AND THE COUNTY] SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
6. FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS AND OTHER PUBLIC SPACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.
7. THIS SUBDIVISION IS NOT SUBJECT TO THE 2018 CITY OF NEW BRAUNFELS PARK LAND DEDICATION AND DEVELOPMENT ORDINANCE. NON-RESIDENTIAL COMMERCIAL SUBDIVISIONS ARE EXEMPT FROM REQUIREMENTS. AT SUCH TIME THAT ANY DWELLING UNITS ARE CONSTRUCTED; THE OWNER OF THE LOT SHALL CONTACT THE CITY AND COMPLY WITH THE ORDINANCE.
8. WATER AND SANITARY SEWER SERVICE WILL BE PROVIDED BY NEW BRAUNFELS UTILITIES.
9. ELECTRIC SERVICE WILL BE PROVIDED BY NEW BRAUNFELS UTILITIES.
10. TELEPHONE SERVICE WILL BE PROVIDED BY A.T.&T. AND SPECTRUM CABLE.
11. REFERENCED PROPERTY DOES LIE WITHIN THE CITY OF NEW BRAUNFELS AND WITHIN COMAL COUNTY TEXAS.
12. THIS PLAT DOES NOT REMOVE ANY COVENANTS OR RESTRICTIONS ASSOCIATED WITH THE NORTHWEST CROSSING UNIT THREE SUBDIVISION.
13. MAINTENANCE OF DRAINAGE EASEMENTS DESIGNATED WITHIN THE LOT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

**URBAN
CIVIL**

190 S. SEGUIN AVE NEW BRAUNFELS, TEXAS 78130
PHONE (830) 606-3913 FAX (830) 625-2204
TBPELS FIRM NUMBERS: ENGINEERING 17233 | SURVEYING 10005900

PREPARED DATE: JULY 19, 2020

JOB NO.: 2010.02

SHEET 1 of 2

PREPARED BY: B.M.

STATE OF TEXAS
COUNTY OF COMAL

I, _____ do hereby certify that the foregoing instrument was filed for record in the Map and Plat Records. Doc # _____ of Comal County on the _____ day of _____, A.D. 2021 at ____ M.

Witness my hand official seal, this _____ day of _____, A.D. 2021.

County Clerk, Comal County, Texas.

Deputy

CERTIFICATE OF APPROVAL

Approve this the _____ day of _____, 2021, by the Planning Commission of the City of New Braunfels, Texas.

PRELIMINARY
Chairman

APPROVED FOR ACCEPTANCE

Approved this the _____ day of _____, 2021, by the City of New Braunfels, Texas.

Date Planning Director

Date City Engineer

Date New Braunfels Utilities

KNOW ALL MEN BY THESE PRESENTS:

I, the undersigned, KEITH W. WOOLEY, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correctly made under my supervision and in compliance with City and State survey regulations and laws and made on the ground and that the corner monuments were properly placed under my supervision.

**PRELIMINARY, THIS DOCUMENT SHALL NOT
BE RECORDED FOR ANY PURPOSE
AND SHALL NOT BE USED OR VIEWED OR
RELIED UPON AS A FINAL SURVEY
DOCUMENT. December 14 -30 of 2020
and January 15-22 of 2021.**

KEITH W. WOOLEY, R.P.L.S.
TEXAS LICENSE NO. 5463
URBAN CIVIL
190 S. SEGUIN AVE.
NEW BRAUNFELS, TEXAS 78130